



Enterprise Town Advisory Board MINUTES

Date & Time: September 9, 2015, 6:00 p.m.
Location: Windmill Library, 7060 W. Windmill Ln., Las Vegas, NV.

Board Members: Frank J. Kapriva - Chair Cheryl Wilson - Vice-Chair
David Chestnut Laura Ring (absent) Rocky Brandonisio

Secretary: Edie Krieger

County Officials:
County Liaison: Tiffany Hesser
Current Planning Staff: Chuck O'Neill

.....
All items listed on the agenda are for action by the Enterprise Town Advisory Board unless otherwise noted. Action may consist of any of the following: recommend approval, recommend denial, and recommend conditions of approval hold or table.

The Enterprise Library is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.

.....
CALL TO ORDER: The meeting was called to order by the Chair

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by the Chair

ROLL CALL: By Chair:

INTRODUCTION OF COUNTY STAFF: Noted above

PROCEDURES & CONDUCT:

1. This meeting has been duly notified and is conducted in conformance with open meeting law.
2. Please turn off or mute all cell phones, pagers & other electronic devices.
3. Please take all private conversations outside the room
4. Request all attendees sign in
5. Observe the protocol for speaking before the Board. The protocol is posted in the meeting room. Also see Public Comments guidelines below.

PUBLIC COMMENTS:

This is a period devoted to comments by the general public about items on **this** agenda only. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Zoning Agenda Items at the time they are presented. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Public Comments" period listed at the end of this agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

NONE:

REGULAR BUSINESS:

1. Approve the Minutes for the meeting held on August 26, 2015. Requires a vote of the Board.
Motion to approve the minutes by Frank Kapriva:
Approved as corrected: 4-0



Enterprise Town Advisory Board MINUTES

2. Approve the Agenda with any corrections, deletions or changes. Requires a vote of the Board.

1. Items on the agenda may be taken out of order.

2. The Town Advisory Board may combine two or more agenda items for consideration.

The following zoning applications are companion items and will be heard together respectively:

5. TM-0156-15 – CH ANGELUS IV

7. VS-0528-15 – CH ANGELUS IV

11. ZC-0527-15 – CH ANGELUS IV LLC

8. TM-0153-13 (WC-0063-15) – RICHMOND AMERICAN HOMES NV

9. ZC-0532-13 (WC-0062-15) – RICHMOND AMERICAN HOMES NV

3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

Motion to approve the agenda with changes as noted above by Frank Kapriva:

Approved: 4-0

ANNOUNCEMENTS

Neighborhood Meeting:

Monday, September 14, 2015, 6:00 p.m., Enterprise Library, 25 E. Shelbourne Ave., re: a proposed mini-storage facility on property located at the northeast corner of Valley View and Eldorado Lane.

Notification of proposed amendment to Clark County Code re: define Transportation Network Company operations for the Department of Aviation. Direct your comments, data and argument in writing to the Department of Aviation by 5:00 p.m. on September 21, 2015 at business@mccarran.com. The Business Impact Statement will be presented to the Board of County Commissioners at their regularly scheduled meeting on Tuesday, October 6, 2015, and a public hearing will be set to discuss the proposed ordinance at the Board's regular scheduled meeting on Tuesday, October 20, 2015.

Notification of proposed amendment to Clark County code, Chapter 6.12, regarding motor transportation network companies: The amendments are available for review online at: <http://www.clarkcountynv.gov/depts/businesslicense>

Business owners and interested parties may submit data and arguments to the Clark County Board of Commissioners, in care of the Department of Business License as to whether the proposed amendments will:

1. Impose a direct and significant economic burden upon a business; or
2. Directly restrict the formation, operation or expansion of a business.

Direct comments, data, and arguments in writing to the Department of Business License by 5:00 p.m. on September 28, 2015, at PublicCommentCCBL@clarkcountynv.gov.

The Business Impact Statement will be presented to the Board of County Commissioners at their regularly scheduled meeting on Tuesday, October 6, 2015, and a public hearing will be set to discuss this proposed ordinance at the Board's regularly scheduled meeting on Tuesday, October 20, 2015.

BOARD OF COUNTY COMMISSIONERS

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair
SUSAN BRAGER – TOM COLLINS – CHRIS GIUNCHIGLIANI – MARY BETH SCOW – LAWRENCE WEEKLY
DON BURNETTE, County Manager



Enterprise Town Advisory Board

MINUTES

ZONING AGENDA:

1. **NZC-0530-15 – CACTUS VILLAS:**

ZONE CHANGE to reclassify 5.0 acres from C-1 (Local Business) Zone to R-3 (Multi-Family Residential) Zone in the MUD-4 Overlay District.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased community building height (clubhouse); **2)** trash enclosure; and **3)** allow an attached sidewalk along an arterial street.

DESIGN REVIEW for a multiple family residential development. Generally located on the north side of Cactus Avenue, 1,270 feet west of Maryland Parkway within Enterprise (description on file). SS/rk/ml (For possible action) **10/06/15 PC**

Motion by Dave Chestnut

APPROVE per staff conditions

Motion passed 4-0

2. **WS-0518-15 – WOJTASZEK, GEORGE A. & BELKIS E.:**

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing addition to a single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Glenridding Street and Chillingham Drive within Enterprise. SS/al/ml (For possible action) **10/06/15 PC**

Motion by Frank Kapriva

APPROVE per staff conditions

Motion passed 4-0

3. **WS-0522-15 – WEAVER, JACK JOSEPH:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setback; and **2)** allow a flat roof not screened by a parapet wall for a proposed addition in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Robindale Road, 150 feet west of Hinson Street within Enterprise. SS/jt/ml (For possible action) **10/06/15 PC**

Motion by Frank Kapriva

APPROVE per staff conditions

Motion passed 4-0

BOARD OF COUNTY COMMISSIONERS

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair
SUSAN BRAGER – TOM COLLINS – CHRIS GIUNCHIGLIANI – MARY BETH SCOW – LAWRENCE WEEKLY
DON BURNETTE, County Manager



Enterprise Town Advisory Board

MINUTES

4. **WS-0554-15 – LYON WILLIAM HOMES, INC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit project identification signs where not permitted; 2) permit a monument sign where not permitted; 3) reduce the width of a curbed landscape area for a monument sign; and 4) reduce sign separation in conjunction with a single family residential development.

DESIGN REVIEW for proposed project identifications signs and a monument sign in conjunction with a developing single family residential subdivision on 2.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north and south sides of Mistral Avenue (private street), 570 feet south of Windmill Lane, and 315 feet east of Durango Drive within Enterprise. SB/al/ml (For possible action) **10/06/15 PC**

Motion by Dave Chestnut

APPROVE per staff conditions

Motion passed 4-0

5. **TM-0156-15 – CH ANGELUS IV, ET AL:**
TENTATIVE MAP consisting of 27 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Buffalo Drive and Eldorado Lane within Enterprise. SS/mk/ml (For possible action) **10/07/15 BCC**

Motion by Frank Kapriva

HOLD to the September 30, 2015 TAB meeting per agreement with the applicant to provide drawings and more input from Public Works – Development Review.

Motion passed 4-0

6. **UC-0541-15 – SECTION E PARTNERS, LLC:**
USE PERMIT for retail sales as a principal use.
WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.
DESIGN REVIEW for a proposed retail building on 1.0 acre in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the east side of Edmond Street and the north side of Blue Diamond Road within Enterprise. SB/rk/ml (For possible action) **10/07/15 BCC**

Motion by Dave Chestnut

APPROVE per staff conditions and,

ADD Public Works – Development Review conditions:

- **Design Review as a Public Hearing for Lighting and Signage;**
- **Establish cross access to the property to the north if the uses are compatible.**

Motion passed 4-0



Enterprise Town Advisory Board

MINUTES

7. **VS-0528-15 – CH ANGELUS IV LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Amesbury Street and between Eldorado Lane and Warm Springs Road within Enterprise (description on file). SS/mk/ml (For possible action) **10/07/15 BCC**
- Motion by Frank Kapriva**
HOLD to the September 30, 2015 TAB meeting per agreement with the applicant to provide drawings and more input from Public Works – Development Review.
Motion passed 4-0
8. **TM-0153-13 (WC-0063-15) – RICHMOND AMERICAN HOMES NV, INC:**
WAIVER OF CONDITIONS of a tentative map requiring full off-site improvements in conjunction with a single family residential subdivision on 7.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Serene Avenue and the east and west sides of Westwind Road (alignment) within Enterprise. SB/co/ml (For possible action) **10/07/15 BCC**
- Motion by Dave Chestnut**
APPROVE per staff “if approved” conditions
Motion passed 4-0
9. **ZC-0532-13 (WC-0062-15) – RICHMOND AMERICAN HOMES NV, INC:**
WAIVER OF CONDITIONS of a zone change requiring full off-site improvements in conjunction with a single family residential subdivision on 7.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Serene Avenue and the east and west sides of Westwind Road (alignment) within Enterprise. SB/co/ml (For possible action) **10/07/15 BCC**
- Motion by Dave Chestnut**
APPROVE per staff “if approved” conditions
Motion passed 4-0
10. **WS-0551-15 – PROP G.P., LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase the height of a freestanding sign.
DESIGN REVIEW for a comprehensive sign plan that includes a proposed freestanding sign, monument signs, a project identification sign, wall and directional signs in conjunction with a developing automobile dealership on 5.8 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southeast corner of Roy Horn Way and Redwood Street within Enterprise. SS/dg/ml (For possible action) **10/07/15 BCC**
- Motion by Frank Kapriva**
APPROVE per staff conditions
Motion passed 4-0



Enterprise Town Advisory Board

MINUTES

11. **ZC-0527-15 – CH ANGELUS IV LLC, ET AL:**
ZONE CHANGE to reclassify 5.0 acres from C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for a reduced distance of a driveway location along Eldorado Lane (street off-set) per Standard Drawing #222.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) increased finish grade in conjunction with a proposed single family residential development. Generally located on the northeast corner of Buffalo Drive and Eldorado Lane within Enterprise (description on file). SS/mk/ml (For possible action) **10/07/15 BCC**

Motion by Frank Kapriva

HOLD to the September 30, 2015 TAB meeting per agreement with the applicant to provide drawings and more input from Public Works – Development Review.

Motion passed 4-0

12. **ZC-0333-15 – CSA DEVELOPMENT, LLC:**
HOLDOVER ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-D (Suburban Estates Residential) Zone.
DESIGN REVIEW for a single family residential subdivision. Generally located on the northeast corner of Haven Street and Frias Avenue within Enterprise (description on file). SS/al/ml (For possible action) **09/16/15 BCC**

PREVIOUS ACTION

Enterprise TAB August 26, 2015: HELD to the September 9, 2015 TAB meeting per prior request of the applicant. (Not previously heard)

Motion by Dave Chestnut

APPROVE Zone Change with plot plans shown;

APPROVE Design Review on plot plans only.

ADD Current Planning condition:

- **Design Review as a Public Hearing for structural design;**

ADD Public Works – Development Review condition:

- **All pole mounted lighting to be fully shielded including street lights;**

Motion passed 4-0

GENERAL BUSINESS:

NONE

BOARD OF COUNTY COMMISSIONERS

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair
SUSAN BRAGER – TOM COLLINS – CHRIS GIUNCHIGLIANI – MARY BETH SCOW – LAWRENCE WEEKLY
DON BURNETTE, County Manager



Enterprise Town Advisory Board

MINUTES

PUBLIC COMMENTS:

No discussion, action, or vote may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

1. A resident of the area reports problems with the William Lyon home project on Windmill and Durango. The project is supposed to have paved access off of Durango onto the property. There is a lot of utility work on Durango which is a traffic disaster right now. They have cut a non-paved access off of Windmill that is used both for construction, and now there is a sign inviting potential buyers. The access is unpaved about one to two hundred foot long. This situation could continue for many months and residents do not feel it is appropriate. Durango is down to one lane and traffic is stacking up. Also, the retaining wall on the east side of the project which faces Gagnier is set back 300 feet from Gagnier. This retaining wall looks terrible because the developer has use seconds of various types and colors of CMU block creating a hodge-podge wall of 400 feet. The neighbors should not have to endure this eyesore. It is unacceptable.
2. Regarding the Pardee development that was referred to by the same speaker at the previous TAB meeting. The round-about curbs at the intersection of Buffalo and Wigwam have been removed or destroyed by construction vehicles. At the southwest corner of the round-about the curbing is gone. It has now become an unpaved access to the development on the corner of Wigwam and Miller. This is unacceptable. All the construction in this area has greatly, adversely affected the neighborhood. The dust control is horrible.
3. At the same intersection at Buffalo and Wigwam the developer has built a metal building on one of the pads. It is doubted that the developer has applied for approval for this building.
4. The developer has also built a house there which is unlike anything in the approved design review or anything like what Pardee has done on any of their other properties. It is basically a concrete box structure.
5. An attendee welcomed Rocky Brandonisio back to the TAB.

NEXT MEETING DATE: September 30, 2015, 6:00 p.m.

ADJOURNMENT:

Motion by Cheryl Wilson

Adjourn 7:24 p.m.

Motion passed 4-0

BOARD OF COUNTY COMMISSIONERS

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair
SUSAN BRAGER – TOM COLLINS – CHRIS GIUNCHIGLIANI – MARY BETH SCOW – LAWRENCE WEEKLY
DON BURNETTE, County Manager